



Coconino County  
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March 4, 2009

## **RE: Anasazi Trails County Improvement District Update**

Dear Anasazi Trails CID Member,

Thank you very much for attending and participating in the Anasazi Trails County Improvement District meeting on February 24. The meeting involved sharing information about the bids for Hashknife Trail CID and the group discussed what the next possible steps. In the end the group decided to conduct another "election" to determine whether or not to continue with the road improvement process.

### **CURRENT PROJECT STATUS**

Prior to voting, I would like to share with you important information so you can make an informed decision. The total estimated cost for the project is \$425,886. Based on this estimate, the County contributes \$38,738 to the project. The District will be liable for \$387,147, or \$22,773 per parcel (equal distribution), excluding any financing charges. To date the District has spent \$29,560 on engineering fees, publishing and other administrative costs.

Taking into consideration that the lowest bid for Hashknife Trail CID was 17 % lower than the engineer's estimate, and if you assumed the same range of options will be available for Anasazi Trails CID, then the per parcel assessment could decrease around \$3,000. However, the final cost of the project will remain unknown until the District receives and evaluates bids from contractors.

### **ELECTION**

With regard to the election, there are two options on the "ballot:"

#### **OPTION 1: Continue to the Bid process**

**Option 1** provides for the completion of the engineering phase, which involves finalizing the plans, preparing the specification book and preparing the bid package. The next step in the process will be a Public Hearing conducted by the Board of Directors. At the Public Hearing each property owner has the option to protest against the District. If more than 50 percent of the property owners protest the District, then the District is placed immediately on hold for a minimum of six months. To remove the hold on the district, over 50% of the District Members must sign a petition requesting that the district move forward again.

If fewer than 50% of the property owners' protest and the Board of Directors decide to move forward, then the District will release a request for bids from construction firms based on the plans submitted by the District Engineer. The District will select the lowest and most responsible bid that does not exceed the Engineer's estimate. Once the bid is accepted and the exact value of the project is known, the

District Members again have the option to protest the bids. Again if more than 50 percent of the property owners' protests, then the District is placed on hold for six months and the bid is rejected. It is important to note that the District will know the actual costs of the road improvement **ONLY** after bids are received. We estimate an additional cost of \$20,000 to prepare the plans and specifications, and to conduct the hearing and request bids.

### **OPTION 2: Table the District and Pay Current Costs**

**Option 2** tables any further work with the District at this time. According to state law, costs incurred by the District are distributed among all real property owners in the district according to their assessed property values. What this means is that we will secure the list of assessed values for each parcel in the district. The total assessed value will be compared to the assessed value for each individual parcel and thus a percentage will be assigned to each parcel based upon the relationship between the total assessed value for all properties and each individual property. The percentage for each parcel will then be applied to the total costs expended to date. For example, let's assume that parcel A is valued at \$10 and the total assessed value in the district is \$100. Parcel A pays 10% of the total costs expended to date (\$29,560) so therefore pays \$2,956.

The district costs will be shown on each property owner's annual property tax bill. District members will have the option to pay the costs over two tax years (split the cost over two tax years). Each district member is responsible for paying their portion of the assessed costs or a lien will be placed on your property as is done when property taxes are not paid.

### **BALLOT DEADLINE**

The deadline for submitting your ballot is **Friday, March 20** (approximately two weeks). We strongly encourage you to return the ballot as soon as possible. **The election results will reflect those property owners that vote so a majority of those that vote. The vote MUST be cast by the property owner and signed by the property owner. Only ONE vote per parcel. The signatures will be validated.**

Once we have received and tallied all the ballots, we will have another meeting or conduct another communication so that everyone is aware of the results. You can also obtain the results by visiting the District's webpage: <http://www.coconino.az.gov/roadimpdist.aspx?id=13556>.

We recognize that this is a lot of complicated information and that some of you have not attended any of the meetings. If you have any questions, need additional information, or want to discuss the options, then please do not hesitate to contact me at (928) 779-6576 or my associate Esliir Musta at (928) 679-7176.

Sincerely,



Lucinda Andreani  
Director of Special Initiatives  
Attachments:  
Ballot